REVISED

WINDSOR PARK TRANSITION AREA

POLICY STATEMENT

Approved by
City Council
2000 December 04

THE CITY OF CALGARY
Land Use and Mobility
Planning and Transportation Policy

Revised Windsor Park Transition Area Policy Statement

Purpose

To provide land use and development guidelines for the Windsor Park Transition Area (properties on the north side of 56 Avenue SW between Elbow Drive and 4 St. S.W.).

To establish the area north of the Transition Area to 50th Avenue as an 'R-2' conservation area discouraging redesignations which could allow multi-unit development in the community.

Background

The Windsor Park community has had a history of apartment development extending north from 58 Av. SW to 56 Av. SW. The Windsor Park Design Brief (1971) and the Windsor Park Transition Area Report (1980) attempted to restrict this northward development. The Transition Area Report (1980) established the properties along the north side of 56 Av. SW as a modified RM-4 apartment area - a transition area. This area had a density lower than the RM-5 on the south of 56 Av. and substantially higher than the R-2 north of the lane between 56 Av. and 55 Av. SW. The Transition Report also included detailed and complex guidelines controlling the form of apartment/townhouse development. The redesignation of R-2 properties along the north side of 56 Av. SW to a D.C. designation allowing a reduced RM-4 development type was supported by this Transition Area Report.

There was no redevelopment to the proposed development form between 1980 and 1996 and after one apartment was constructed in 1998 the Land Use Planning Division initiated a review of the Transition Area Report to determine whether it should be amended. In this report City Council approved a revised set of guidelines (see Development Guidelines) controlling development along 56 Av. SW. The revised guidelines responded to community concerns that the 1980 policies were destabilizing to the community and imposed an unreasonable impact on the R-2 properties fronting onto 55 Av. SW.

This Revised Windsor Park Transition Area Policy Statement briefly establishes the planning principles to be considered when future decisions are made with respect to development in the community and includes the 56 Avenue SW revised Development Guidelines arrived at through discussions between affected landowners, neighbours and the community. It provides a policy context for Development Authority and City Council decisions on future development applications in the community.

Principles

1. The Windsor Park community will remain a predominantly low-density residential community developed under the R-2 Land Use Bylaw designation. Higher density residential development should be restricted to the approved Transition Area and to the properties south of 56 Av. SW. Any development of multi-unit buildings north of the Transition Area - except along the Macleod Tr. frontage - is strongly discouraged.

2. The Transition Area is envisaged as a multi-unit residential area with a mix of townhousing, apartments and lower density units New development will be at a lower height and density than the properties along the south side of 56 Avenue SW.

3. The design of new developments in the Transition Area should respect existing adjacent R-2 designated properties that are developed to lower densities.

4. The design of new developments in the Transition Area should minimize the impact on the properties to the north across the lane.

Development Guidelines

Development guidelines for properties on the north side of 56 Avenue between 4 St and 4A St SW

1. The Permitted and Discretionary Uses of the RM-2 Land Use District shall apply except for apartment buildings.

2. The Permitted and Discretionary Use Rules of the RM-2 Land Use District will apply except as noted below.

3. Maximum lot frontage will be 15m (50ft).

4. A maximum of 4 units will be allowed on a (15m) site.

5. Maximum density shall not exceed 1.03 F.A.R.

6. New developments must be designed to minimize impact on adjacent properties particularly with respect to rear yards.

Development guidelines for properties on the north side of 56 Avenue between 4A St and Elbow Dr SW

Land Uses

1. The Permitted and Discretionary Uses of the RM-2 Land use District shall apply except as set out below.

2. Apartments are allowable on properties with frontages of 30.5 m (100 ft.) or less only except as set out in 2 a) below.

   a. Apartments with a maximum lot width of 150 ft will be allowed on the following properties :

1.	502, 508, 512	56 Avenue SW
2.	718, 722, 726, 732	56 Avenue SW
3.	604, 608	56 Avenue SW
4.	520,524,526	56 Avenue SW

Development Guidelines

1. The Permitted and Discretionary Use Rules for the RM-2 District shall apply for all RM-2 uses except as noted below.

2. The Permitted and Discretionary Use Rules for the RM-4 District shall apply for apartment buildings except as noted below.

3. Density

   a. The maximum of 1.03 F.A.R.

   b. The maximum density shall be 44 upa for apartment development.

   c. Only 4 units will be allowed on a 15 m (50 ft) lot except as provided for in (d) below.

   d. A maximum of 5 townhouse units may be allowed on the property at 718 or 732 56 Av. S.W. if the adjacent parcel has been developed as an apartment with a lot frontage of 45m (150ft). Parking requirements in this case shall be a total of 1 stall per unit.

   e. Lot Frontage

   f. The maximum lot frontage will be 150 ft. with the exception of the properties at 718, 722, 726, 732 56 Av. SW which may be developed as a comprehensive townhouse project on 200 ft.

4. Building Height

   a. The maximum height shall be 9 metres to the eaves as per the Land Use Bylaw

   b. Roof pitches must be at least 1:4 and shall not exceed 1:3.

   c. Dormers may be allowed at the discretion of the development authority subject to the development meeting all other height guidelines.

5. Shadows

   a. Applications must demonstrate the building will not create shadows that fall beyond the north edge of the lane between 10 a.m. and 4 p.m. on March 21. .

6. Privacy

   a. Any building terracing will only be allowed on the north side of the building and must meet the yard requirements as set out in these guidelines.

7. Parking

   a. Parking will be provided at 1.25 stalls per unit which includes visitor parking.

   b. 5 stalls will be permitted at grade with access from the lane for developments on 15m (50 ft) lots.

   c. Access to parking for apartments will be from 56 Avenue SW and will not be located at the rear of the building. All parking will be below grade.

8. Landscaping will be a minimum of 40% of site area plus all adjoining City boulevards.

9. Yards

   a. Side Yards
      (i) 1.2 m (4 ft) for developments on 15 m lots.

      (ii) 1.8 m (6 ft.) for developments on lots larger than 15 m

   b. Front yards will be a minimum of 4.5 m (15 ft)

   c. Rear yards will be a minimum of 10.06m (33 ft.)

   d. Yard requirement for corner lots will meet the guidelines of the Land Use Bylaw.

   e. Maximum building depth will be 20.42 m (67 ft).

10. Development Plans

    a. Plans must include measured grades indicating adjacent homes.

    b. Streetscape plans shall be submitted indicating the relative scale of the proposed development to adjacent properties and will form part of the approved plans.

11. Rear balconies should be allowed only if it can be demonstrated that these balconies do not compromise the privacy of developments fronting on 55 Ave. S.W.

12. Architectural guidelines

    a. Surface parking must be hard surfaced with asphalt, concrete or a similar material.

    b. Major landscaped areas must have an underground sprinkler system.

    c. Façade material should provide a durable permanent high quality appearance. Materials should be of a low maintenance type which retain a consistently clean appearance

    d. Exterior elevations must be articulated to reduce or break the perceived mass of the building.

    e. Apartments on lots greater than 30m (100 ft.) must have vertical articulation to break the length and perceived mass of the building by suggesting two separate buildings. A single underground parking facility and a single elevator serving both parts of the building will be allowed.

    f. Front facade design will require a doorway every 37.5 ft on average to provide improved streetscape and suggest townhouse development.

    g. Dormer elements are encouraged.

    h. Chimneys, accessory buildings and any other exterior elements/features should be finished with material consistent with the exterior evaluation and detailed to match the character of the development.

    i. All colours, materials and finishes are to be coordinated on all exterior elevations to achieve continuity and comprehensiveness of design.

    j. Detailing should be included that helps make a transition from one material to another and improves the treatment of doors, windows openings and building corners.

    k. New developments must be designed to respect development on adjacent R-2 properties.